143.0	0009	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	840,400 /	840,400
USE VALUE:	840,400 /	840,400
ASSESSED:	840,400 /	840,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
132		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALLIN GLENN J--ETAL
Owner 2:	BIELEFELD LISA A
Owner 3:	
Street 1:	132 MOUNT VERNON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .111 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 2198 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4844.000	387,400	700	452,300	840,400
Total Card	0.111	387,400	700	452,300	840,400
Total Parcel	0.111	387,400	700	452,300	840,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.35 | /Parcel: 382.35

Legal Description

User Acct
93464
GIS Ref
GIS Ref
Insp Date
07/18/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 143.0-0009-0017.0

!11175!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	387,400	700	4,844.	452,300	840,400		Year end	12/23/2021
2021	101	FV	376,600	700	4,844.	452,300	829,600		Year End Roll	12/10/2020
2020	101	FV	376,700	700	4,844.	452,300	829,700	829,700	Year End Roll	12/18/2019
2019	101	FV	280,400	700	4,844.	424,000	705,100	705,100	Year End Roll	1/3/2019
2018	101	FV	215,100	0	4,844.	350,500	565,600	565,600	Year End Roll	12/20/2017
2017	101	FV	215,100	0	4,844.	322,200	537,300	537,300	Year End Roll	1/3/2017
2016	101	FV	215,100	0	4,844.	294,000	509,100	509,100	Year End	1/4/2016
2015	101	FV	209,600	0	4,844.	288,300	497,900	497,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:02:55

LAST REV

Date	Time
08/09/18	11:52:58
apro	

USER DEFINED

Prior Id # 1:	93464
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11175

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20742-11		8/1/1990		209,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/7/2013	1185	Manual	15,880	C				
1/9/2012	22	Manual	3,604					air sealing & insu

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2018	Inspected	BS	Barbara S
5/10/2018	MEAS&NOTICE	BS	Barbara S
1/16/2014	Info Fm Prmt	EMK	Ellen K
3/11/2009	Inspected	197	PATRIOT
2/3/2009	Measured	345	PATRIOT
12/21/1999	Inspected	276	PATRIOT
11/23/1999	Mailer Sent		
11/11/1999	Measured	264	PATRIOT
2/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4844		Sq. Ft.	Site		0	80.	1.17	9									452,255						452,300	

Total AC/HA:	0.11120	Total SF/SM:	4844	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	452,255	Spl Credit		Total:	452,300

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12770700
Const Adj.:	0.98000199
Adj $ / SQ:	143.670
Other Features:	129094
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	475925
Depreciation:	88522
Depreciated Total:	387403

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

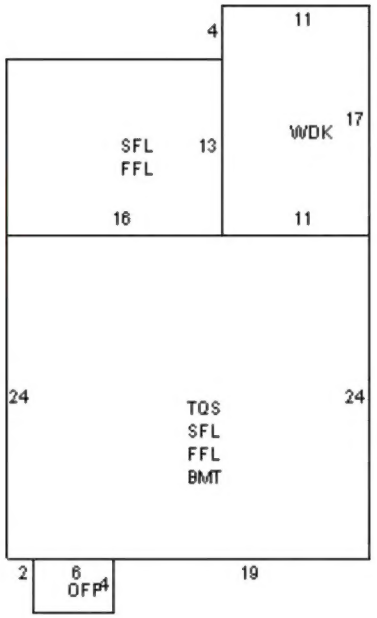
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	143.67
Special Features:	0	Val/Su Net:	126.73
Final Total:	387400	Val/Su SzAd	176.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	856	143.670	122,982
SFL	Second Floor	856	143.670	122,982
BMT	Basement	648	43.100	27,929
TQS	3/4 Story	486	143.670	69,824
WDK	Deck	187	11.120	2,080
OFP	Open Porch	24	43.120	1,035

Net Sketched Area:	3,057			Total:	346,832
Size Ad	2198	Gross Area	3219	FinArea	2198

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 143.0-0009-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X16	A	AV	2016	4.59	T	5	101			700			700

More: N	Total Yard Items:	700	Total Special Featues:		Total: 700